

Number: 20150600
BK: 2015 PG: 0600
Recorded: 5/28/2015 at 2:27:05.0 PM
Fee Amount: \$22.00
Revenue Tax: \$380.80
Jennifer McAllister Recorder
Fremont County, Iowa

SPECIAL WARRANTY DEED

(Recorder's Cover Page)

Mortgagor, Assignor or Grantor:

Zions First National Bank, a National Banking Association

Mortgagee, Assignee or Grantee:

Ambica Ventures, LLC

Legal description: See Exhibit A of the document.

Tax parcel number: 500500021000000

Book and Page Reference:

DOCUMENT PREPARED BY:

Gerald Fralick
Zions First National Bank
100 South Main, Ste. 500
Salt Lake City, UT 84111
Phone Number: 801-844-7005

TAXPAYER INFORMATION:

Ambica Ventures, LLC
305 Fort Crook Road
Bellvue, NE 68005

**RECORDING REQUESTED BY AND
RETURN DOCUMENT TO:**

First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
Phone: (801) 578-8876
File Number; NCS-715694.

This cover page is prepared in compliance with Iowa Code Section 331.606b, (2005).

Recorded at Request of:
Zions First National Bank

Mail tax notice to:
GRANTEE
AMBICA VENTURES, LLC
305 Fort Crook Rd.,
Bellvue, NE 68005

SPECIAL WARRANTY DEED
(Corporate Form)

ZIONS FIRST NATIONAL BANK, a National Banking Association ("Zions") organized and existing under the laws of the United States of America with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS to:

Ambica Ventures, LLC

grantee

for the sum of TEN AND NO/100----- DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract(s) of
land in Fremont County, State of Iowa :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO general property taxes for the year 2015 and thereafter.

This Special Warranty Deed specifically limits any warranties made by Zions with respect to the real property described herein, and Zions does not make any warranties with respect to such real property. Further this Special Warranty Deed is conveyed subject to all liens, leases, easements, restrictions, reservations and encumbrances, of every kind and nature whatsoever, of record discoverable from an inspection of the above-referenced property, or enforceable at law or in equity.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 22 day of May 2015

ZIONS FIRST NATIONAL BANK

By: [Signature]
Gerald Fralick, Vice President

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledge before me this 22 day of May 2015 by Gerald Fralick the V.P. of Zions First National Bank, a national banking association.

[Signature]
NOTARY PUBLIC

My Commission Expires:
Residing At:

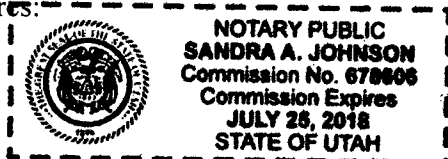


EXHIBIT 'A'

File No.: **NCS-715694-SLC1 (KLP)**
Property: **108 North Fremont Street, Shenandoah, IA**

02/17/2015

All of the following described parcel of land located in part of the SE 1/4 NE 1/4 and in the NE 1/4 NE 1/4 of Section 24, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa, EXCEPT the North 261.00 feet thereof:

Commencing at the East Quarter corner of said Section 24; thence North 00 degrees 00 minutes 00 seconds W along the East line of Section 24, 835.10 feet; thence North 90 degrees 00 minutes 00 seconds West 88.60 feet to the point of beginning, which is a point on the West right-of-way line of U.S. 59 Highway; thence North 00 degrees 24 minutes 00 seconds West along the West right-of-way line of U.S. 59 Highway, 500.00 feet; thence North 90 degrees 00 minutes 00 seconds West 482.00 feet; thence South 00 degrees 00 minutes 00 seconds West 400 feet to the Northwest Corner of Lot 2 as shown on page 318 of Irregular Survey Book 2 in the Fremont County Recorder's office; thence North 90 degrees 00 minutes 00 seconds East, 165 feet to the Northeast Corner of said Lot 2; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Lot 2, 100.00 feet; thence North 90 degrees 00 minutes 00 seconds East 320.80 feet to the point of beginning. Note For purposes of the above description, the East line of Section 24 is assumed to bear due North and South.

A.P.N.

Initials: _____